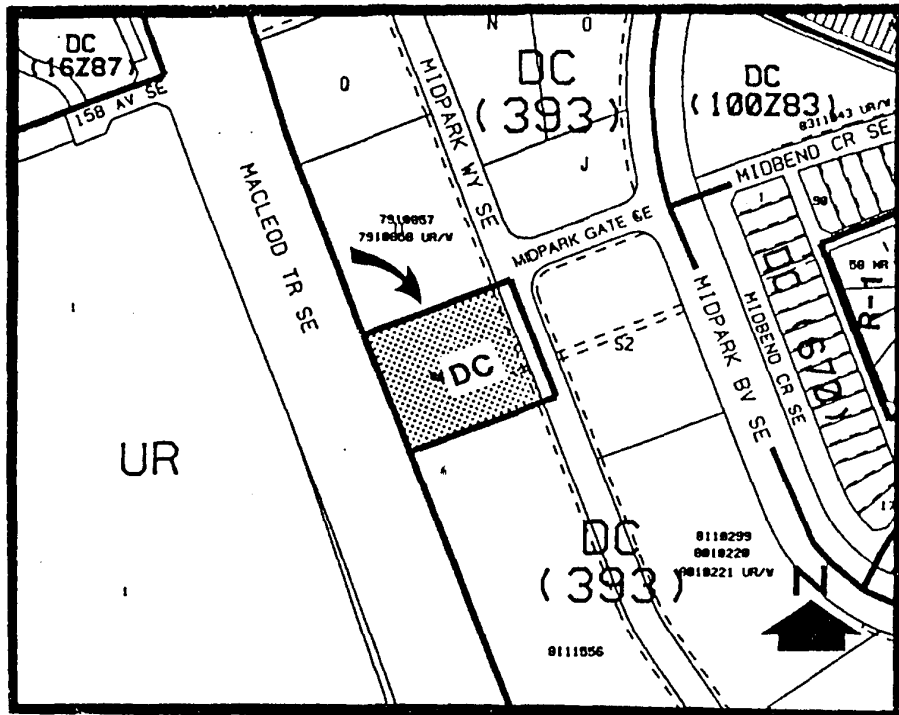


Amendment No. 90/073
Bylaw No. 135Z90
Council Approval: 10 December 1990

SCHEDULE B



1. Land Use

The land use shall be for the following uses: light industrial, office, research and development facilities, non-retail distribution facilities, medical/dental clinic and associated uses, church, and nursery school as defined by the Social Care Facility Licensing Act, Day Care Regulation RSA 1981.

2. Development Guidelines

The General Rules for Industrial Districts contained in Section 43 of By-law 2P80 and the Permitted and Discretionary Use Rules of the I-2 General Light Industrial District shall apply unless otherwise noted below:

a) Landscaping

Landscaping shall cover a minimum of 30% of the site area plus any adjoining boulevards. A detailed landscaping plan shall be submitted to the satisfaction of the Approving Authority as part of a development permit application.

b) Access

All access shall be from Midpark Way with the building designed and oriented towards Midpark Way. There shall be no access to/from Macleod Trail.

c) Parking

Client, and visitor parking shall be located on site. Staff parking may be located off-site to the satisfaction of the Approving Authority.

Parking shall be provided to the City standard applicable at the time of application for a development permit with parking areas located towards the rear of the building.

Berming in front of parking areas shall be encouraged for screening effect with a minimum parking separation of 5 metres from sideyard property lines. All parking areas are to be paved and drained to the satisfaction of the Approving Authority.

Parking area fences shall be discouraged and all other fences are to be to the satisfaction of the Approving Authority. Parking shall be screened from Midpark Boulevard by the use of shrubs, trees or walls.

d) Outside Storage

No outside storage shall be allowed on the site.

e) Signage

Billboards or other general advertising signs are prohibited on the site.

All signs shall be designed and constructed to be complimentary elements in the total environment.

Each sign shall identify only the user or use of the site and shall be of size, shape, material, colour, type of construction method, intensity of lighting and location to be in scale with, and harmonize with, the development on the subject site and adjacent sites.

No blinking bulbs, flashing or rotating signs, or signs that move or have moving parts shall be allowed.

Roof signs or signs projecting above the parapet of any building are not allowed.

Identification signs are to be located in front setback areas a minimum of 1.5 metres from the sidewalk. Such signs shall be positioned parallel to the curb.

All free-standing signs shall have a maximum area of 9 square metres and a maximum single dimension of 4 metres.

Plans for all signs shall be to the satisfaction of the Approving Authority.

f) Nursery School

i) Density

The number of children which may be approved for the facility shall be determined by the Approving Authority and is dependent upon net floor area, staff parking requirements and drop-off area in accordance with the following development guidelines.

ii) Staff Parking

Staff parking shall be provided at a ratio of 1 parking space per 2 employees to be located to the satisfaction of the Approving Authority in accordance with c) above.

iii) Drop-off Area

Drop-off spaces shall be signed and reserved on site at a ratio of 1 parking stall per 10 children to the satisfaction of the Approving Authority.

g) Development Plans

Approval of this application does not constitute approval of a development permit. Comprehensive plans including building design, site layout, exterior finishes and colour, landscaping, parking and accesses shall subsequently be submitted to the Approving Authority as part of a development permit application and shall have regard to the adjacent development; the purpose of which is to achieve a high standard of commercial land use in the areas of landscaping and control of visual/aesthetic qualities of the area.